

FAUQUIER COUNTY
PURCHASE OF DEVELOPMENT RIGHTS COMMITTEE
MEETING
April 12, 2005
9:00 AM
Virginia Cooperative Extension Office, 24 Pelham Street, Warrenton, VA
20186

MINUTES

Board Members Present:

John Schied, Chairman
Ike Broaddus, Vice Chairman
Leslie Grayson
Don Huffman
Roger Martella

Board Members Absent:

None

Others Present:

Ray Pickering, Agricultural Development Officer
Scottie Heffner, PDR Program Assistant
Keith Dickinson, Virginia Cooperative Extension Agent

1. Call to Order

Chairman Schied called the meeting to order at 9:05.

2. Approval of February 7, 2005 Minutes

- a. Leslie Grayson moved to approve the Minutes as dispersed; Ike Broaddus seconded and the motion carried.

3. Approval of March 8, 2005 Minutes

- a. Leslie Grayson moved to approve the Minutes as dispersed; Don Huffman seconded and the motion carried.

4. Status of Applicants

- a. Wilbur Ritchie
 - i. This easement settled February 11, 2005
- b. Brock Price
 - i. This easement settled February 24, 2005
- c. C. L. Ritchie (second application)
 - i. This easement settled April 8, 2005

- d. Claude Chapman
 - i. The landowner withdrew his application due to family circumstances.
- e. C. L. Ritchie (first application)
 - i. Mr. Ritchie is making arrangements to move a trailer which is on the property and must be removed before progress can be made.
- f. Rebecca George
 - i. This PDR application was approved by the Board of Supervisors at their March 10, 2005 meeting. Some development rights may be retained for family use.
- g. Related issues
 - i. Any applicant who has a Wetlands Mitigation easement in place would not be eligible unless that area is not included in the PDR application. That area would not be accepted in the PDR program since there is already a conservation easement recorded for that land. This differs from a CRP or CREP program which elapses after ten or fifteen years. A landowner may be able to enroll land in a Wetlands Mitigation easement after our PDR easement is recorded.
 - ii. The FY 2006 budget has been approved with the 2 cent property tax being allocated to the PDR Program plus allocation of roll back taxes for the program. The total is \$1.426 million. In addition, the second of three \$500,000.00 payments from ODEC is due in February, 2006.
 - iii. To date, 1,947 acres are protected in PDR easements
 - iv. Approximately 274 acres have been approved in the current round
 - v. An additional 490 acres is under application for the current round

5. Status of Sign Project

- a. Twenty-five signs were made to recognize landowners who have properties in easement through the PDR Program. Boots Ritchie's property is the first to display the commemorative sign.

6. Status of Virginia Land Conservation Fund Grant Application

- a. The grant application was submitted March 17, 2005 for the Rebecca George farm. A decision is expected June 7, 2005. The application showed a purchase of 21 development rights (\$420,000) with up to 50% of that amount to be recaptured if the grant is awarded. This application was made with the understanding that it has approval of the Board of Supervisors; however, the Board of Supervisors approval is not contingent on award of the grant. Another grant application cycle is expected to open early in the fall of 2005.

7. State PDR Task Force Update

- a. The Virginia Department of Agriculture has had a task force for farmland preservation and PDR's in recent years. Their work included a structural

outline of local PDR programs. Currently they are formatting a state PDR Program including potential funding sources likely to be structured as a matching grant program. Counties that have a PDR program in place include Albemarle, Clarke, City of Chesapeake, Fauquier, James City, Rappahannock, Rockbridge, Spotsylvania, Virginia Beach as well as Loudon (whose program still exists although it is not funded). Others which are close to implementing a PDR Program are Frederick, Isle of Wight and Northampton Counties.

- b. Keith Dickinson suggested an invitational meeting of Northern area counties which have a PDR Program to share perspective on various programs and how each has worked. Those counties are Rappahannock, Spotsylvania, Albemarle and Loudon; as well as Clarke County.

8. Status of Seminar

- a. An informational seminar for current applicants and enrollees in the PDR Program is being planned to address tax and estate issues. It is scheduled for 9:00, May 16, 2005 at the Extension Office. The tentative list of speakers includes Sheri Thorpe, who will cover tax issues in connection with PDR easements and Randy Parks, who will cover estate issues.
- b. Keith Dickinson volunteered to speak on retirement issues.
- c. The Piedmont Environmental Council is planning a similar seminar to be held in the Cedar Run area covering issues on conservation easements including PDRs and CREP in late July.

9. Timing of next application round

- a. It was decided that the best time to open another round of applications would be a 90-day period beginning September 1, 2005 (to avoid the busy growing season). Ike Broaddus moved that the next application cycle be open for a period of 90 days beginning September 1, 2005. Roger Martella seconded and the motion carried.

10. Next Meeting Date

- a. The next meeting date will be 9:00 AM, June 7, 2005 at the Virginia Cooperative Extension Office.

11. Site visit to the Suzannah Grove Farm

- a. A site visit was made to the Suzannah Grove farm on Midland Road in Cedar Run District. Mrs. Grove spoke with committee members about some of the farm features and practices.

12. Site visit to the Gertrude Fox Farm

- a. A site visit was made to the Gertrude Fox farm on Fox Groves Road in Lee District on the Rappahannock River. Mrs. Fox and her son, Willie spoke with committee members about some of the farm features and practices.

13. Ranking and Scoring

- i. Committee Members scored and ranked the properties in accordance with the adopted Ranking System. The result was a recommendation for purchase on both farms. The Committee's ranking scores are attached.
- ii. Development of a weighting system to use with the Ranking Criteria was discussed. The weighting system should be such that the most important criteria is more heavily weighted, giving a more accurate score for properties under application.

14. Adjourn

- a. There being no further business, the meeting was adjourned.

Gertrude Fox Farm Scoring	Broaddus	Grayson	Huffman	Martella	Schied		TOTAL
Gross Farm Income > \$25000	3	3	3	3	3		
Family members occupation=farm	3	3	3	3	3		
Infrastructure	3	3	3	3	3		
Parcel size	2	1	2	2	3		
Quality of infrastructure	1	3	3	3	2		
Quality of soils	3	3	3	2	3		
Strategic location	2	3	3	3	3		
Proximity to eased property	2	1	1	2	2		
Gross Non-Farm Income not>\$100K	3	3	3	3	3		
Risk of Development	3	3	3	2	3		
Road frontage	1	3	3	2	3		
% of rights being offered	3	3	3	2	3		
Proximity to service district	2	1	3	2	1		
Proximity to sewer	2	1	3	1	1		
Water resources	3	3	3	3	3		
Conservation Programs	3	3	1	2	3		
Best Management Practices	3	3	1	1	3		
Family Farm History	3	3	1	3	3		
Historic Value	1	2	1	2	2		
Scenic Value - Visibility	3	2	2	2	3		
TOTAL	49	50	48	46	53		246
	81.66%	83.33%	80%	76.66%	88.33%		82.00%

Susannah Grove Scoring	Broaddus	Grayson	Huffman	Martella	Schied		TOTAL
Gross Farm Income > \$25000	3	3	3	3	3		
Family members occupation=farm	3	3	3	3	3		
Infrastructure	3	3	1	2	1		
Parcel size	3	3	3	3	3		
Quality of infrastructure	1	1	1	2	1		
Quality of soils	3	3	3	3	3		
Strategic location	2	2	3	3	2		
Proximity to eased property	3	3	1	2	2		
Gross Non-Farm Income not>\$100K	3	3	3	3	3		
Risk of Development	3	3	3	3	2		
Road frontage	3	3	2	3	3		
% of rights being offered	3	3	3	3	3		
Proximity to service district	1	1	1	1	1		
Proximity to sewer	1	1	1	1	1		
Water resources	3	3	3	3	3		
Conservation Programs	3	3	3	2	1		
Best Management Practices	1	1	3	1	1		
Family Farm History	3	3	3	3	3		
Historic Value	3	3	1	3	3		
Scenic Value - Visibility	1	2	3	2	3		
TOTAL	49	50	47	49	45		240
	81.66%	83.33%	78.33%	81.66%	75%		80.00%